



2 Bron Heulog Llechwedd

Conwy LL32 8DQ

£225,000

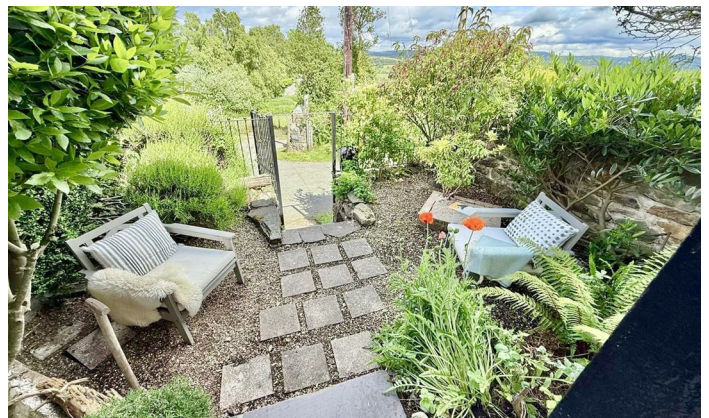
A traditional 2 bedroom inner terrace cottage located in semi rural setting on the outskirts of Conwy enjoying extensive countryside views.

Lovingly renovated and upgraded by the present owners.

Tenure: Freehold -EPC: E- Council Tax: C

VIEWING HIGHLY RECOMMENDED

Situated in a desirable location, convenient for local walks being situated just within the Snowdonia National Park and a short distance from Conwy Town. The property commands a slightly elevated setting enjoying panoramic views over farmland up the Conwy Valley. Affording: Open plan living/dining kitchen, Wood burning stove and beams, 2 bedrooms and shower room. First floor access onto rear decking seating area enjoying views towards Conwy Mountain.



Tel: 01492 555500

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Location

The Sychnant Pass is renowned for its natural beauty, connecting the historic walled town of Conwy with the village of Dwygyfylchi and the coast. This beautiful cottage is set just off the Pass road, in a peaceful semi rural setting yet within only a few minutes' drive of Conwy town centre, with its wide range of shops, restaurants, marina and golf club.

Accommodation Affords
(approximate measurements only)

Composite Front door with inset glazed panel leading into:

Lounge/Dining Kitchen:

15'11" x 13'3" (4.87m x 4.05m)

Beamed ceilings; inglenook fireplace with woodburning stove; contemporary upright radiator; understairs storage cupboard.

Kitchen: Range of base and wall units with complimentary work tops over; 1 1/2 sink bowl; four ring induction hob; undercounter double oven; integrated fridge; plumbing for washing machine; 2 UPVC double glazed windows with views over open countryside; UPVC double glazed door leading to rear courtyard.

Stairs Leading to First Floor Landing:

UPVC double glazed door leading onto decked balcony area.



Bedroom 1:

10'5" x 8'5" (3.20m x 2.58m)

UPVC double glazed window with views over open countryside; built in cupboard housing hot water cylinder.

Bedroom 2:

7'9" x 9'6" (2.38m x 2.92m)

UPVC double glazed window with views over open countryside.

Shower Room:

5'3" x 5'8" (1.61m x 1.73m)

Corner shower unit with glazed doors; low flush w.c; vanity unit with inset sink; part tiled walls; wall mounted towel rail; illuminated wall mounted mirror medicine cabinet; extractor fan; UPVC double glazed window.

Directions

Proceed from Conwy up towards the Sychnant Pass for approximately 1 mile and turn left signposted Llechwedd and No 2 Bron Heulog will be viewed on the right hand side .before the cattle grid.

Outside

Steps leading up to lovely forecourt garden with mature shrubs and plants. Courtyard area with log store to rear with steps leading up to a raised decked seating area enjoying south facing aspect and countryside views.

Council Tax Band:

Conwy County Borough Council tax band C

Viewing:

By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@iwanmwilliams.co.uk

Proof of Identity:

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

Services:

Mains water; electricity; gas and septic tank.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 18.7 sq. metres (201.5 sq. feet)



First Floor

Approx. 18.7 sq. metres (201.5 sq. feet)



Total area: approx. 37.4 sq. metres (403.0 sq. feet)

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

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